

2024-SP03

Town of Bourne
Zoning Board of Appeals

APPLICATION FOR SPECIAL PERMIT
ACCESSORY DWELLING - Sections 4120- 4123 of the Bourne Zoning Bylaw
Under Massachusetts General Laws, Chapter 40A, Section 9

Date: 2/5/24

TOWN CLERK
BOURNE

FILE COPY

RECEIVED

3 15

1. Applicant Full Name: CHRISTOPHER ELLIS
2. Mailing Address: 24 STASCOWSET DR.
3. City/State/Zip: SAGAMORE BEACH MA 02562
4. Telephone: 508 989 8126 Email: FRANCZ.FINISH@OUTLOOK.COM
5. Property Owner Full Name (if different): TIFFANY & CHRIS COOK
6. Mailing Address: 28 FERNWOOD DR.
7. City/State/Zip: SAGAMORE BEACH MA 02562
8. Telephone: 508 501 0427
9. Property Affected Address: 28 FERNWOOD DR.
10. Village/Section of Town: SAGAMORE BEACH
11. Zoning District: R-40 Map: 2.0 Parcel: 101 Book: CERT: 231262 Page:
12. Dimensions of Lot: 125' 188' Area: 30,080 sq ft
(Frontage) (Minimum Average Width) (Square Feet)
13. Describe specifically the nature of your request:
IN-LAW APARTMENT FOR OWNERS PARENTS,
SO THEY ARE ABLE TO AGE IN PLACE.

Application for Special Permit (continued)

20. Generally state or attach information explain what impact, if any, granting the Special Permit will have upon the Town's needs for year-round housing available for persons of all income levels.

No Impact

21. Has the Board of Health documented to the Board of Appeals that sewage disposal will be satisfactorily provided for, including provision for an appropriate reserve area on the site?

YES (NO) (Circle one).

22. Will parking as required by Section 3320 of the Bourne Zoning Bylaw be provided either in a garage or on paved surfaces not located within any required yard and the particular circumstances of the requested special permit make such use appropriate? YES (NO) (Circle one). Explain.

Enough parking in driveway

23. Explain how the site characteristics and building design will assure mitigation of any impacts on the neighborhood and will effectively avoid any departure from the character of the neighborhood.

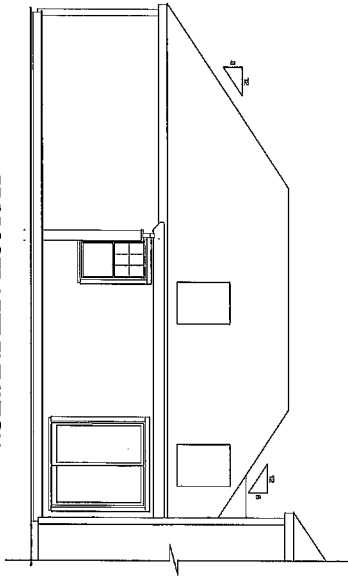
THE IN-LAW IS MADE TO LOOK LIKE IT WAS

ALWAYS THERE, NOT AN ADDITION

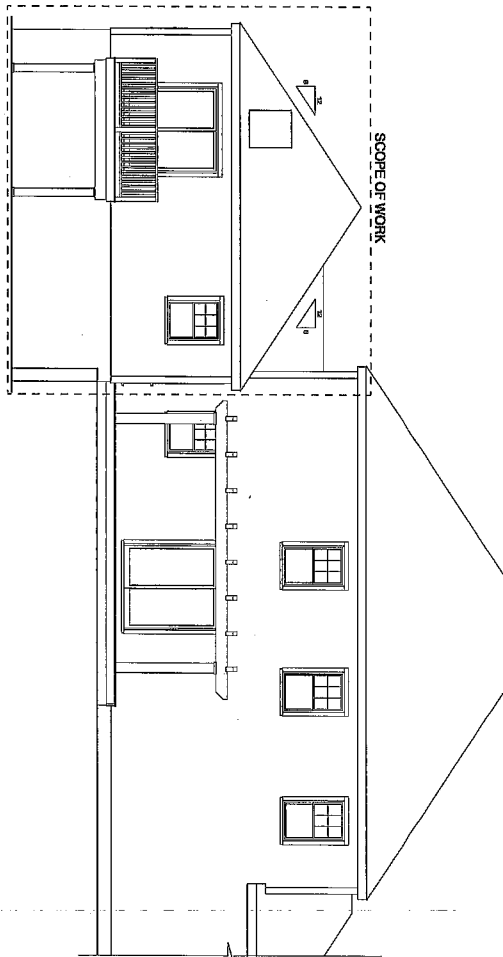
24. Explain how occupancy of the unit will serve significant community purposes such as:

- a. Facilitating care for the elderly or handicapped.
- b. Provide housing at an unusually low cost.

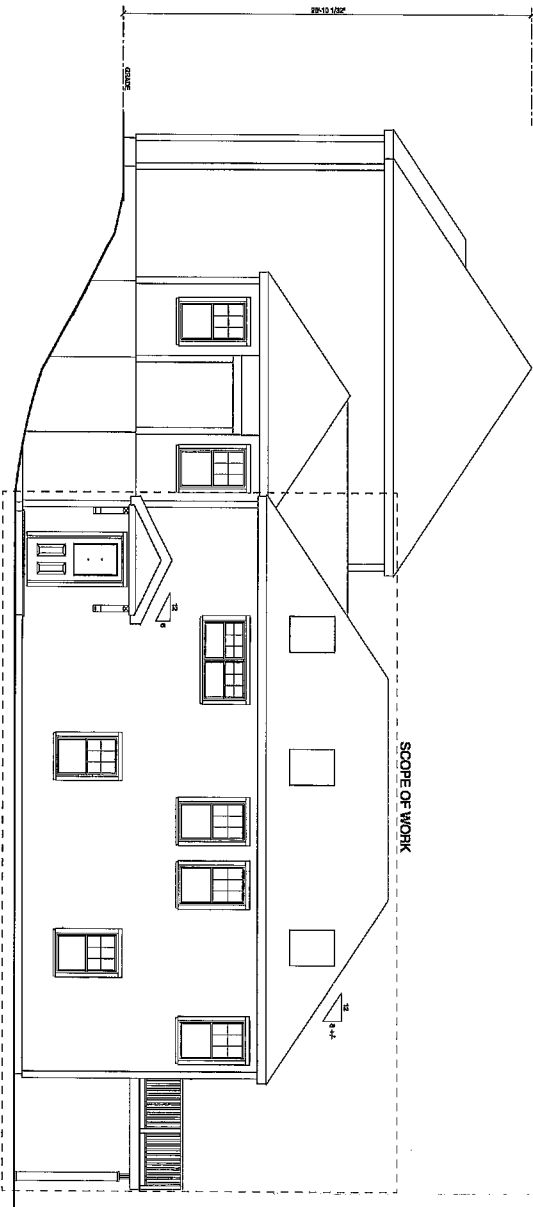
THIS IN-LAW IS MEANT SO OLDER PEOPLE CAN LIVE THERE AND BE CARED FOR IF AND WHEN THAT TIME COMES



PROPOSED LEFT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION

GENERAL NOTES:

1.1. CHANGES TO THE EXISTING DESIGN SHALL BE NOTED BY THE ARCHITECT AND INDICATED BY A DASHED LINE. CHANGES TO THE EXISTING DESIGN SHALL BE NOTED BY THE ARCHITECT AND INDICATED BY A DASHED LINE. CHANGES TO THE EXISTING DESIGN SHALL BE NOTED BY THE ARCHITECT AND INDICATED BY A DASHED LINE.

NOTE: ALL WINDOW AND DOOR ROLLOP OPENINGS, STYLE, SIZING, AND COUNT TO BE DETERMINED BY THE ARCHITECT AND INDICATED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WINDOW AND DOOR ROLLOP OPENINGS, STYLE, SIZING, AND COUNT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WINDOW AND DOOR ROLLOP OPENINGS, STYLE, SIZING, AND COUNT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WINDOW AND DOOR ROLLOP OPENINGS, STYLE, SIZING, AND COUNT.

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DESIGNS BY SPB
RESIDENTIAL/COMMERCIAL
DESIGN & CONSULTING
POCASSET, MA.
(508) 495-2881

DESIGNS BY SPB
shawnsdpb@gmail.com
capecodhomedesignplans.com

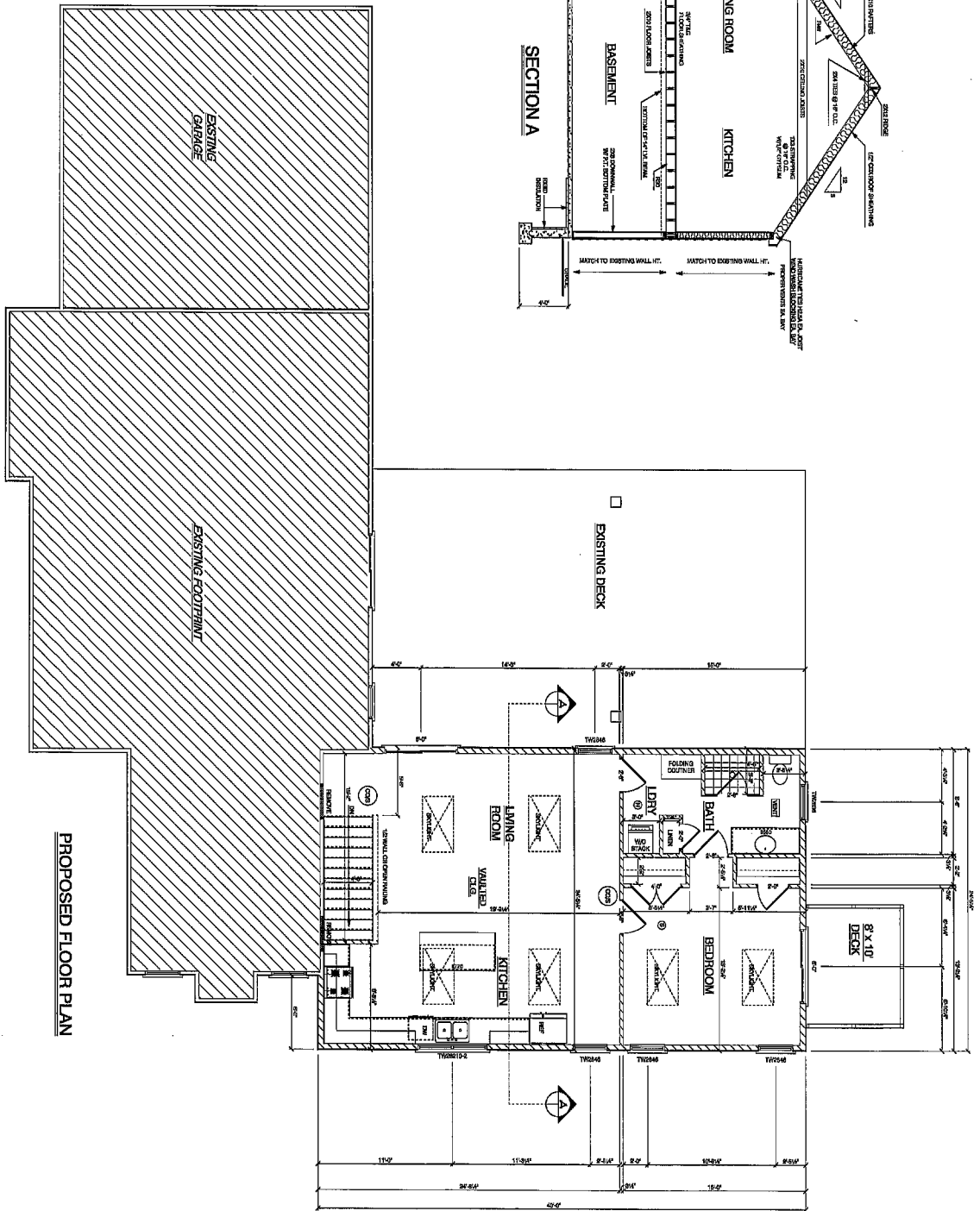
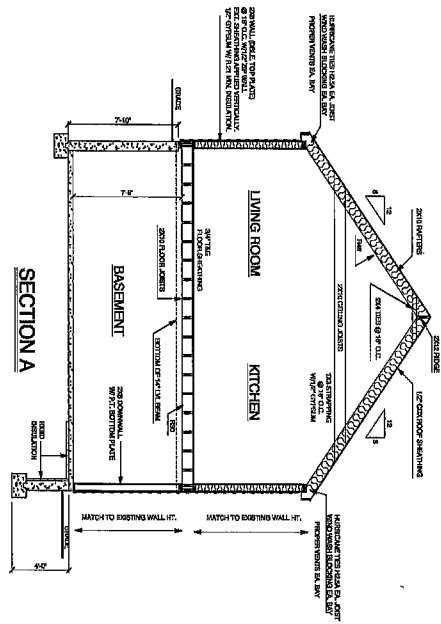
ADDITION DESIGN
COOKE RESIDENCE
28 FIELDWOOD DRIVE
BOURNE, MA.

PLAN DATE: 8-1-28
DRAWN BY: SPB

REVISIONS:

SCALE: 1/4" = 1'-0"
UNLESS NOTED

A1



A2

SCALE: 1/4"=1'-0"

UNLESS NOTED

REVISIONS:

PLAN DATE: 6-1-23
DRAWN BY: SPB

ADDITION DESIGN
COOKE RESIDENCE
28 FIELDWOOD DRIVE
BOURNE, MA.

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1. The working practices of the structure are designed to carry the following live loads in addition to specific machinery and equipment loads:

Floor	21 psf based on a ground snow of 30 psf
Roof	20 psf

- | | | |
|----|-----------------|---|
| | Pressure | 200 psi |
| | Carburizer | |
| 2. | Lamp oil bottle | |
| | Wired load: | 15 performed on wire velocity of 1253 cmph. |

1. All buildings shall be oriented close to a river or waterbody providing a significant bearing capacity of 7 or less per square foot, or shall have an compact fill as described in item 1 to 3 below.
2. Typical building elevations will be supported by the Architect before the buildings are cast in order to confirm that the foundation material is strong enough to sustain the design bearing pressure.

1. All exercises will conform to the following Cross-fitness requirements for the National Cross-fitness (NCFT) test, the standard specification to standardize fitness in the military (NCFT) and used to define cross-fitness. All exercises will be as specified and incorporated by ACFI field reference material.
2. All exercises will have a minimum acceptable score of 1000 on the NCFT test.
3. Provided the above standard for all exercises. (Exercises selected)
4. All exercises may be performed in the following manner:
5. All exercises may be performed in the following manner:
6. All exercises may be performed in the following manner:

beams (and all other shapes not specifically addressed) shall conform to ASTM A892 (F_y = 50 ksi). Structural tubeshell conform to ASTM A500, Grade B (F_y = 46 ksi). Pipe shall conform to ASTM A53, Grade B or ASTM A133.

- WOOD FRAMING**
- All second round studs will conform to the requirements of the

All wood members shall conform to the requirements of the National Design Specification for Wood Construction by the National Forest Products Association and to local building codes.
 All wood for framing shall be kiln-dried with a maximum moisture content of 19% at the time of delivery.
 All wood members shall and larger shall have the following minimum structural properties:
 Fy = 40ksi psi
 E = 1.6E6 psi

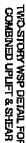
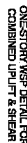
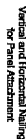
- For = 6000 psi
E = 1.4x10⁶ psi
At wood nail bearing walls, exterior walls, and walls greater than 10

[illegible]

hangers, and at least metal post bases and caps as appropriate. All the hangers, joining clips and other fasteners shall be manufactured by Simpson Strong-Tie Company or approved equal.

30. Do not notch the knee or haunches of timber in the middle third of the

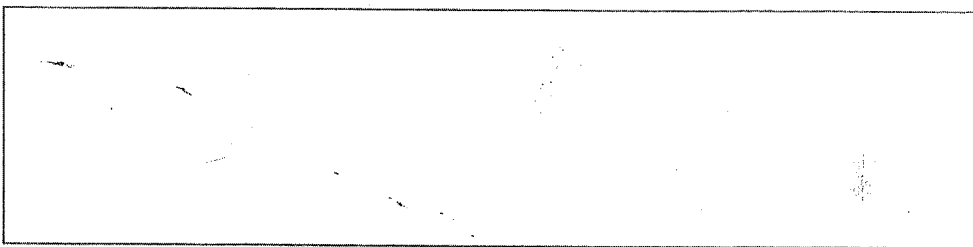
11. Preserving pressure-treated wood with Chromated copper arsenate, to a maximum of 0.25 lb./cu. ft. for wood intended for use in swimming pools and 0.25 lb./cu. ft. for wood in contact with masonry, masonry or roofing.





- A** 24 Perry Ave, Bourne, MA 02532
B 28 Fieldwood Dr, Bourne, MA 02562

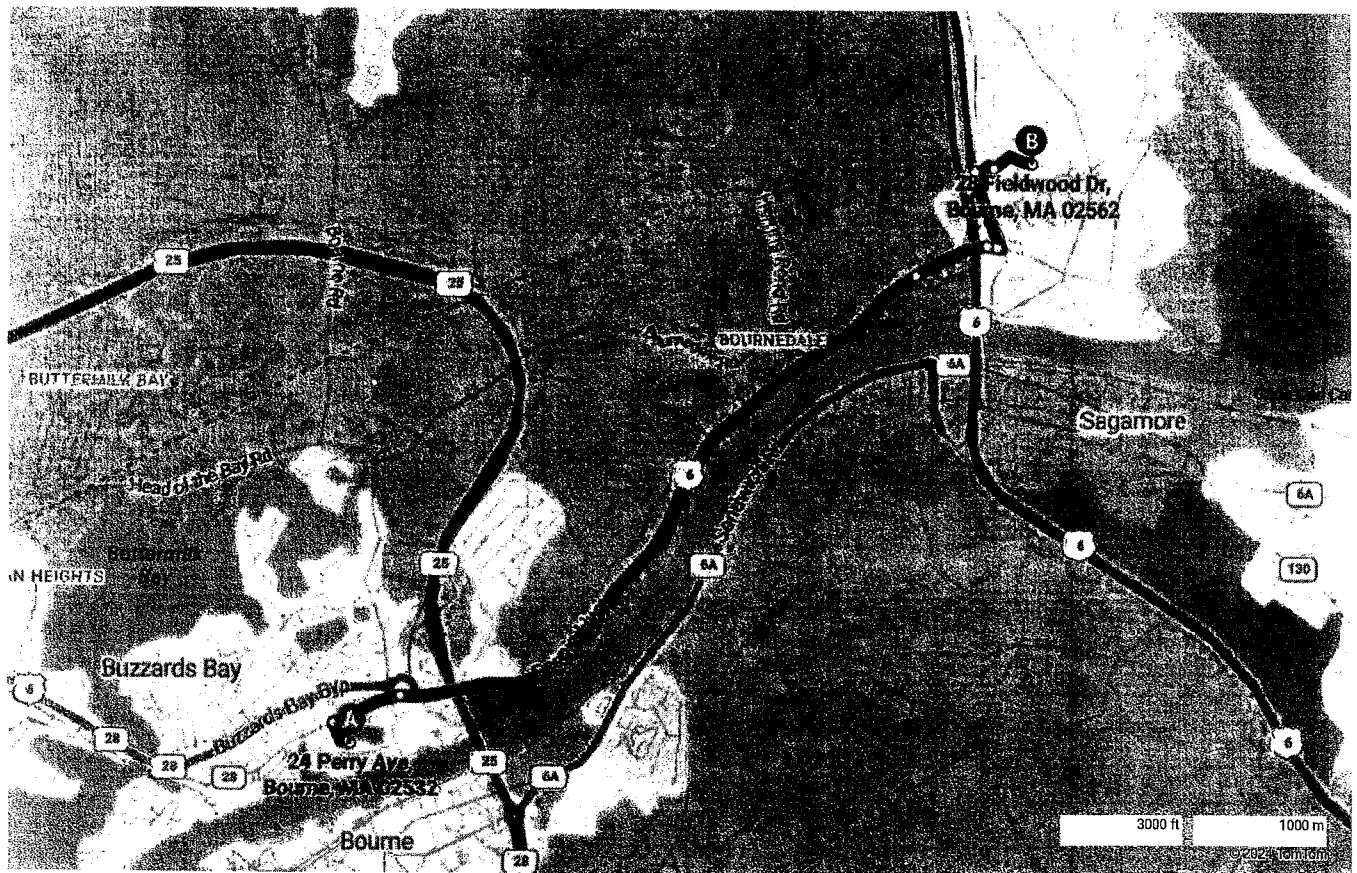
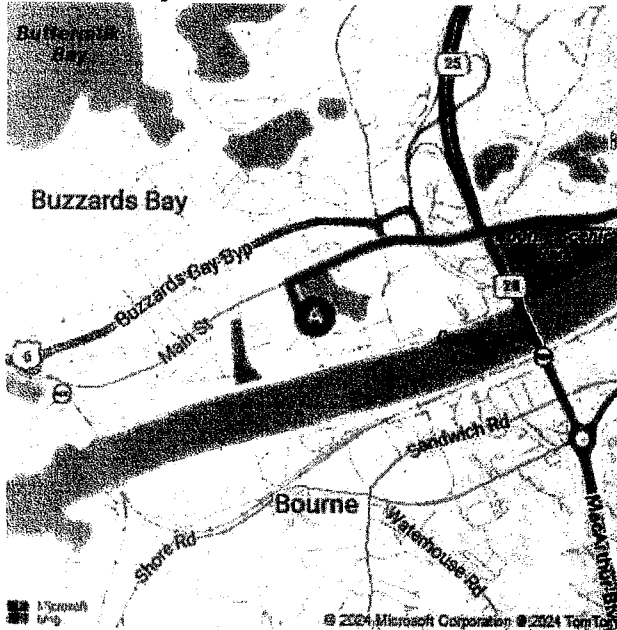
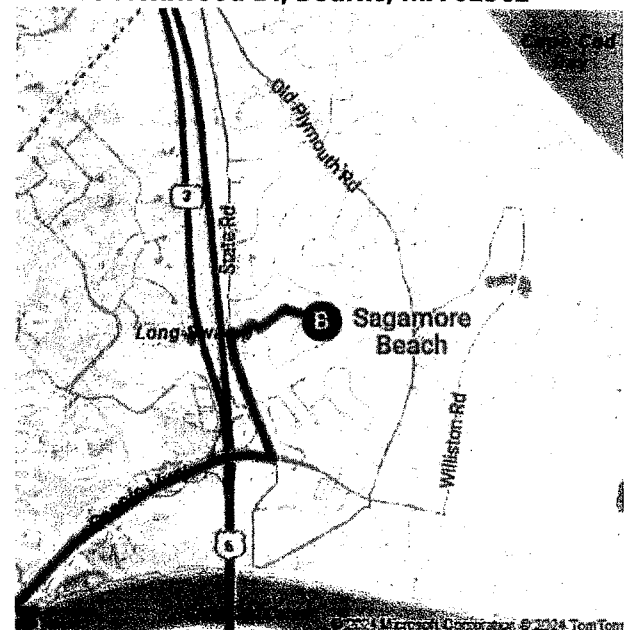
9 min , 5.0 miles
 Light traffic
 Via US-6 E



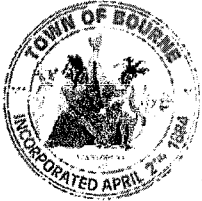
A 24 Perry Ave, Bourne, MA 02532

↑	1. Depart and head (southwest)	105 ft
↩	2. Turn left , then immediately turn right onto Perry Ave	0.1 mi
↘	3. Turn right onto MA-28 / Main St Super Petroleum on the corner	0.3 mi
⤷	4. At the roundabout, take the 1st exit for US-6 E / Scenic Hwy	3.4 mi
↑	5. Continue on Scenic Hwy	0.4 mi
↑	6. Road name changes to Meetinghouse Ln	253 ft
↩	7. Turn left onto State Rd ▲ Minor congestion	0.4 mi
↘	8. Turn right onto Fieldwood Dr	0.1 mi
↙	9. Turn left to stay on Fieldwood Dr	0.2 mi
	10. Arrive at Fieldwood Dr The last intersection before your destination is Charlott Crossing If you reach Grandrose Circle, you've gone too far	

B 28 Fieldwood Dr, Bourne, MA 02562

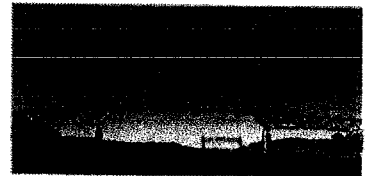
**A** 24 Perry Ave, Bourne, MA 02532**B** 28 Fieldwood Dr, Bourne, MA 02562

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TOWN OF BOURNE

Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1510



Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas, Member

Rui Pereira, MAA
Director of Assessing

February 14, 2024

Chis Ellis
24 Siasconset Dr.
Sagamore Beach, MA 02562

RECEIVED
2024 FEB 22 PM 3:15
TOWN CLERK BOURNE

Reference: Abutters List for Map 7 Parcel 101
Subject Property: 28 Fieldwood Drive

Pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 11, as amended, this is to certify that the attached list of names and addresses constitutes all of the abutters to abutters within 300 feet of the property on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for an application of a Special Permit from the Zoning Board of Appeals.

Abutting properties are Map 6 Parcels 102, 127, 133 & 134; Map 7 Parcels 54, 100, 102, 103 & 112.

Your filing fee of \$25.00 has been received by the Assessor's Office.

Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.

See enclosed Data Base Inquiry Forms for abutters mailing addresses.

Board of Assessors

List Enclosed

Ellen Doyle Sullivan
Donna Barakauskas
Michael Leitzel

Extract: ABUTTERS LIST
Database: LIVE
Filter: Key IN 1022,1047,1053,1054,1243,1289,1291,1292,1301
Sort:

Report #24: Owner Listing Report

Fiscal Year 2025

Bourne MA

Key	Parcel ID	Owner	Location	LC/CI	BLK-Pct(Cert) ID	Mailing Street	Mailing City	ST	Zip Ctl/County
1022	6.0-102-0	OCEAN PINES LLC TRS OCEAN PINES HOME OWNERS TRUST	0 ROUTE 3A	N	22332/186	PO BOX 1093	LITTLETON	MA	01460
1047	6.0-127-0	EASTERN SKY LLC	2 WILDWOOD LN	N	30969/188	486 NEWTOWN ROAD	LITTLETON	MA	01460
1053	6.0-133-0	GRAY GEORGE J & TERESA L FRANKLYN	32 FIELDWOOD DR	Y	227391	32 FIELDWOOD DR	SAGAMORE BEACH	MA	02562
1054	6.0-134-0	ROGERS MARK W & PATRICIA D ROGERS	30 FIELDWOOD DR	Y	148583	PO BOX 1522	SAGAMORE BEACH	MA	02562-1522
1243	7.0-54-0	TOWN OF BOURNE	0 PINNACLE RD	N	11004/331	24 PERRY AVE	BUZZARDS BAY	MA	02532-3447
1289	7.0-100-0	EASTERN SKY LLC	0 WILDWOOD LN	N	32204/8	498 NEWTON ROAD	LITTLETON	MA	01460
1291	7.0-102-0	TURNER ALLAN K & VIRGINIA TRS TURNER FAMILY TRUST	28 FIELDWOOD DR	Y	227105	PO BOX 70	SAGAMORE BEACH	MA	02562
1292	7.0-103-0	HUGHES MICHAEL E & JANICE TRS MICHAEL HUGHES TRUST	24 FIELDWOOD DR	Y	220944	24 FIELDWOOD DRIVE	SAGAMORE BEACH	MA	02562
1301	7.0-112-0	BERGESON DAVID W TRUSTEE DAVID BERGESON LIVING TRUST	27 FIELDWOOD DR	Y	171937	P O BOX 1303	SAGAMORE BEACH	MA	02562-1303

Total Records 9.